



Surf Pines Breeze

Newsletter of the Surf Pines Association



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Members Elect Director, Amend Bylaws, and Approve Budget at Annual Meeting



During the Annual Meeting of the Surf Pines Association on August 2, 2008, at the Astoria Golf and Country Club, members:

- Elected Geraldine Fouts as a director
- Amended the "Bylaws" to clarify them by explicitly entitling the association to collect attorneys' fees and any and all costs incurred during the lien and/or foreclosure process
- Approved an annual budget for fiscal year 2008-2009 that is based on dues of \$135 per quarter

For a report on the Annual Meeting, see pages 4-6.

Feast at Oktoberfest: October 11, 6:00-9:00 p.m., Grange Hall



by Katie Weber

With autumn upon us, Oktoberfest is scheduled for Saturday, October 11, 2008, from 6:00 to 9:00 p.m. at the Pacific Grange Hall on Highway 101 just south of the Astoria Golf and Country Club and just north of the exit for Cullaby Lake.

The Community Relations Committee provides sausages, buns, sauerkraut, sauces, and seasonings, plus hot apple cider and soft drinks.

Attendees are asked to provide either a side dish, a salad, or a dessert. (Apple strudel, anyone? Pumpkin pie? German chocolate cake?) And attendees who prefer adult beverages are asked to provide their own.

Enjoy this celebration of the season with old friends and new neighbors from Surf Pines. And bring your family. Kids are always welcome at this social event.

Editors' note: Katie Weber co-chairs the Community Relations Committee.

Quick News

Attend Monthly Board Meetings

The monthly meetings of the Board of Directors—open to all members of the association—are held on the third Monday of each month at 4:30 p.m. in Surf Pines at the meeting house. “Comments from the Membership” is always toward the top of the agenda.

On the weekend before a meeting, the agenda is available at the Surf Pines web site. Soon after a meeting, the minutes are available on the web at www.surfpines.org.

Attend to business by either attending the meetings or reading the minutes.

Volunteer for a Committee

Although you do not choose to live in Surf Pines just to volunteer your time, Surf Pines depends on volunteers like you. To volunteer for work on a standing committee, either Safety and Security, Roads and Grounds, or Community Relations, contact the committee chairperson. To volunteer for work on an ad hoc committee, either Budget or Nominations, contact, respectively, either the treasurer or the president. (For telephone numbers, addresses, and e-mail addresses, see page 8.)

Expect Fire Season to Continue

As the *Breeze* went to press, a spokesperson for the Oregon Department of Forestry reported that fire season continues in Clatsop County. Burning is prohibited during fire season, which usually extends from July to October, but varies from year to year depending on the weather. For current information on fire season, call the local office of the Department of Forestry at 503-325-5451. When burning is permitted—and before you burn—see “Fire and Smoke” in your copy of the *Surf Pines Association Owners’ Guide, 2008-2009*, pages 10-11, for guidelines on burning small amounts of debris and the policy on disposing of large amounts of debris.



Place Political Signs Only on Private Property

As election day approaches, note that, according to county regulations, signs, including political signs, are to be placed only on private property, not on the association’s right of way along the roads of Surf Pines. The association does not participate in any political campaign, as stated in its articles of incorporation, and political signs are not to be placed on its right of way.

Report Hunting in Surf Pines

During hunting season, remember that hunting of any kind is prohibited in Surf Pines. Any hunting should be reported to John Gates (503-738-0637), the security/maintenance manager, who reports the hunting, in turn, to the Oregon State Police, the Oregon Department of Fish and Wildlife, and the Security Committee. Do not confront a hunter. Do not endanger yourself. But do get as complete a description as possible of the hunter and the occurrence of hunting, including time and place.



Hunting is prohibited in Surf Pines.

Be Creative

If you enjoy creative crafting, then meet with others who enjoy it too. Participate in an organizational meeting of the Surf Pines Creative Club on Thursday, October 9, 2008, from 1:00 to 3:00 p.m. at the meeting house. For more information, contact a quilter, Robin Rhodes, at 503-738-5208.



Recovery Nears Completion

by Dave Lukens

The Surf Pines Association is nearing completion of the recovery from the devastating wind storm of December 2-3, 2007. The 3-phase recovery focuses on the association's properties, the park, and the right of way.

Phase 1 was removing the trees that were either destroyed by the storm or damaged so severely that they could not be saved. This phase, managed by members of the Board of Directors and the Roads and Grounds Committee and performed by Trail's End Recovery, began early in January 2008 and was completed by the end of April.

Phase 2 was pruning the trees that were damaged but could be saved. This phase, managed by members of the board and the committee and performed by Arbor Care Tree Specialists, was completed on the right of way in mid August. A bit of work in the park remains to be completed.

Phase 3 is replanting trees. This phase is scheduled for later this autumn, when the rains will increase the chances of success.

The funds from the \$250 assessment, \$98,250, are being used exclusively for the recovery. Through the end of August, \$69,199.20 has been spent on the recovery and \$29,050.80 remains to complete it.

Paralleling the recovery on the association's properties, the park, and the right of way is the remarkable recovery by members on their private properties. Members were asked to clean up the dead and dying trees and brush on their properties by the first of May. Most complied with that request. In mid May, letters were sent to the owners of approximately 60 properties with a request for prompt cleanup to minimize the wildfire hazard. Almost all of these owners complied with that request. The remaining few were sent a follow-up letter. And, as the *Breeze* went to press, only a couple of properties still required cleanup.

I thank all of you for managing the recovery on your private properties. You have made a significant contribution to the recovery throughout Surf Pines.

Editors' note: Dave Lukens serves as the president of the Surf Pines Association.



With destroyed trees removed, damaged trees pruned, and new trees planted, some remarkable recoveries are complete on private properties.



Report on the Annual Meeting

by Patrick Kelley with photos by Roger Masse

Approximately 120 members participated in the Annual Meeting with 90 present in person and 30 more present by proxy. The president and committee chairpersons highlighted the Surf Pines Association's significant accomplishments during the past fiscal year. Members elected a director, amended the "Bylaws," approved an annual budget, and transacted other business.



Approximately 120 members participated in the Annual Meeting.

President and Committees Highlight Accomplishments

Don Kruger, President, highlighted some of the association's most significant accomplishments during the year:

- Establishing a strategy for recovery from the devastating wind storm of December 2-3, 2007
- Completing phase 1 of the recovery
- Increasing the reliability of the gates by redesigning and reinstalling the scissor arms
- Sponsoring social events to promote positive community relations within Surf Pines
- Publishing new editions of the *Owners' Guide* and the *Directory* for 2008-2009
- Hiring Dan Bartlett as the administrator for the association

Ken Weber, Chairperson, highlighted the Roads and Grounds Committee's accomplishments:

- Managing storm recovery on the association's properties, roads, and right of way
- Executing the "Surf Pines Pavement Management Plan" by repaving part of Malarkey
- Preventing flooding on the roads during the winter with de-watering pumps
- Completing the parking area at the meeting house by building an attractive and protective fence

Ken thanked the members of the committee for their work: Burr Allegaert, Al Beck, Lee Casaleggio, Wayne Fleming, Jeff Hall, Dave Lukens, and Bob McWhirter, plus Dan Bartlett and John Gates.



Report on the Annual Meeting (Continued)

Lee Casaleggio, Chairperson, highlighted the Safety and Security Committee's accomplishments:

Maintaining the gates—and achieving record reliability in their operation

Monitoring speed on the roads

Improving sight lines on the roads

Posting "Neighborhood Watch" signs at the gates

Lee thanked the members of the committee for their work: Burr Allegaert, Jim Cooper, Jeff Hall, Gene Keever, Joe Shea, Mark Whisler, and Tom Wilcox, plus Dan Bartlett and John Gates.

And Norma Keever, Chairperson, highlighted the Community Relations Committee's accomplishments:

Developing and distributing a calendar of events in Surf Pines

Managing the seasonal social events

Sponsoring the annual garage sale

Providing the *Directory* for 2008-2009 and cumulative quarterly updates

Norma thanked the members of the committee for their work: Colleen Casaleggio, Lee Casaleggio, Bonny Groshong, Robin Rhodes, Bonnie Rogie, Tracy Sherrell, and Katie Weber.

Members Elect Director

One director was to be elected to replace Don Kruger, whose term expired. The Nominating Committee, chaired by Don and including Wayne Fleming and Katie Weber, nominated three candidates for the open position on the board: Don Bowman, Geraldine Fouts, and Clarke Powers. With no additional candidates nominated from the floor, the membership voted as follows:

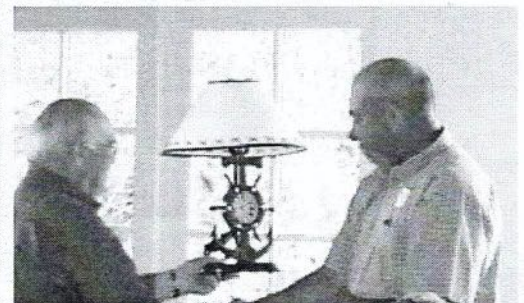
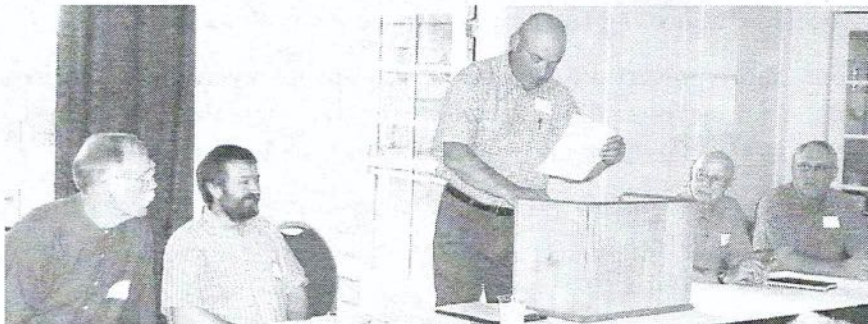
Don Bowman 31

Geraldine Fouts 38

Clarke Powers 17

Members elected Gheri Fouts to the board.

Scenes from the meeting include volunteers registering members, the board conducting the meeting, and President Don Kruger receiving a lamp because his leadership lit the way for the association.





Report on the Annual Meeting (Continued)

Members Amend "Bylaws"

Members considered a proposed amendment to Section 9.6, "Collection," in the "Bylaws" with the *italics* indicating additions to the current text and the underline indicating a deletion:

"Should any owner fail or refuse to pay the invoice amount including the late charges, the Board of Directors is authorized to bring any and all necessary and appropriate action, including *but not limited to* placing a lien and foreclosing on the assessed property to collect the amount owed. *The Association shall be entitled to collect its attorneys' fees and any and all costs incurred during the lien and/or foreclosure process.*"

Presenting the amendment, Don Kruger, President, stated that it clarifies this section of the bylaws by explicitly entitling the association to collect attorneys' fees and any and all costs incurred during the lien and/or foreclosure process. Don explained that the rationale for the amendment is that it enables the board to address, for example, an owner's failure or refusal to pay an invoice amount of \$1000 without the association's having to pay attorneys' fees of \$2000 to collect the \$1000.

The association's legal counsel, Dan Van Thiel, recommended the amendment. The discussion focused on the need for the amendment and the wording of it. After the discussion, members approved the amendment by a vote of 65 to 23.

Members Approve Annual Budget

Members considered a proposed annual budget for fiscal year 2008-2009 that was developed by the Budget Committee, chaired by Dave Lukens, Treasurer, and including Gheri Fouts, Norma Kever, Don Kruger, Bob McWhirter, Clarke Powers, and Tom Wilcox.

Presenting the budget in his capacity as the chairperson of the Budget Committee, Dave illustrated a trend in the budgets of the association during the past several years: while dues remained steady at \$100 per quarter, expenses trended upward and cash reserves trended downward. In an effort to reverse the downward trend in cash reserves, Dave explained that the committee considered budgets based on dues up to \$170 per quarter before recommending to the board a budget based on dues of \$150 per quarter and an alternate budget based on dues of \$135 per quarter. The board submitted to the membership the budget based on dues of \$135 per quarter.

A lively discussion focused on the increase in dues. After the discussion, members approved the budget by a vote of 58 to 30.

Members Transact Other Business

In addition to electing a director, considering the proposed amendment to the "Bylaws," and considering the proposed annual budget, members transacted other business during the meeting.

Members were presented with a motion from the floor to spend \$12,000 from Development funds to pay down the mortgage on the security house. They approved the motion by a vote of 39 to 30.

In the context of a discussion of developing more powerful bylaws to protect property values, members were presented with another motion from the floor to establish a committee to review the bylaws and report to the membership at the next Annual Meeting. They approved the motion by a vote of 37 to 12.

For detailed minutes of the Annual Meeting, see the web site: www.surfpines.org.

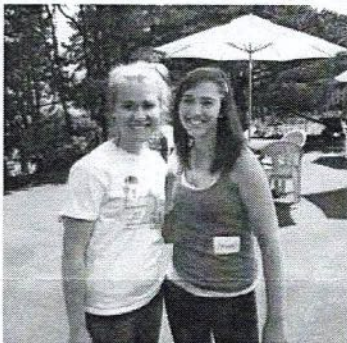
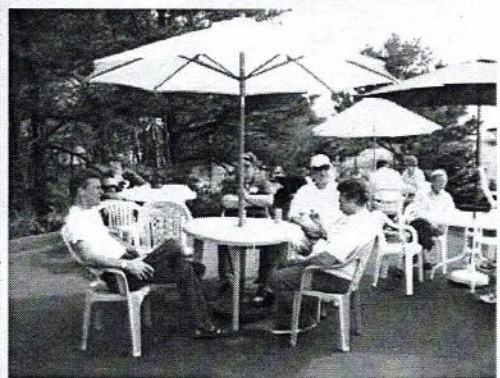
Editors' note: Patrick Kelley serves as the corporate secretary of the Surf Pines Association; Roger Masse serves with Patrick as the co-editor of the *Breeze*.



Surf Pines Social Calendar

With the Annual Surf Pines Garage Sale and the Annual Picnic in July and the Annual Ice-Cream Social in August, the Surf Pines social calendar was certainly busy this summer. And the social events were certainly successful, as suggested by the accompanying photos.

Mark your own social calendar now not only for Oktoberfest (see page 1), but also for the Annual Surf Pines Holiday Party, a soiree on Saturday, December 6, 2008, from 6:00 to 9:00 p.m. at the home of Vince and Patricia Williams, 89880 Ocean Drive. The Community Relations Committee provides the entrees. You are asked to provide either an appetizer, a side dish, a salad, or a dessert, plus the adult beverage of your choice. Celebrate the holiday season at this premiere social event.



Approximately 70 members picnicked in the park and 40 socialized over home-made ice cream.



Do You Know...?

Association members Dan and Kay Wick published the visitor gate code for August 2008 in an ad for a moving sale in *The Daily Astorian* for August 6, 7, and 8—thereby compromising security in Surf Pines for the rest of the month. Angry members were critical of the Wicks' action.

Do you know that, as explained in the *Owners' Guide, 2008-2009*, page 8, you can arrange for the gates to be open from 8:00 a.m. to 5:00 p.m. on the last Saturday and the following Sunday of each month for either a garage sale or a real-estate open house? And do you know that, when you have a party or another special event, you can arrange for a special gate code that provides guests with access for the day and time of the event? In each case, make arrangements with John Gates, the security/maintenance manager, at least a week in advance.



For the Record: Drivers Assessed for Speeding

Assessments are levied against drivers for exceeding the posted speed limits on the roads of Surf Pines.

Assessments are based on this schedule of fees currently in use by Oregon courts:

MPH in Excess of Posted Speed	Assessment
1-10	\$97
11-20	\$145
21-30	\$242
Over 30	\$427

According to the association's policy, notice of this action is published in the *Breeze*.



Surf Pines Association Board of Directors

President	Dave Lukens	89774 Surf Pines Landing Dr.	717-1284	dluke51@freedomnw.com
Vice President	Michael Wilkin	89961 Manion Dr.	861-0701	wilkin@ccalmr.ogi.edu
Treasurer	Bob McWhirter	89997 Surf Pines	738-5758	bobmcwh@aol.com
Secretary	Patrick Kelley	33251 Pine Ridge Ct.	717-8460	roger_masse@sprynet.com
Director	Gheri Fouts	89531 Shady Pines Rd.	738-6434	ghfouts@msn.com
Administrator	Dan Bartlett	210 Waldorf Circle Astoria, OR 97103	791-8060	drbartlet@charter.net
COMMITTEES				
Safety & Security	Jeff Hall	89685 Manion Dr.	738-0892	jlh434@mac.com
Roads & Grounds	Don Kruger	90128 Manion Dr.	861-3815	dnkruger@msn.com
Community Relations	Katie Weber Bonnie Rogie	89783 Sea Breeze Dr. 89825 Surf Pines Landing Dr.	738-5986 717-1003	kkweber1@yahoo.com brogiel@verizon.net

The Surf Pines Breeze is a quarterly publication of the Surf Pines Association, 33317 Surf Pines Lane, Warrenton, Oregon 97146. Members are invited to contribute articles. Contact Roger Masse or Patrick Kelley at roger_masse@sprynet.com or at 33251 Pine Ridge Court.